

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
Cor. E/S Goucher Blvd., W/S Putty Hill Road
Towson Marketplace
9th Election District
4th Councilmanic District
Contract Purchaser: James Hemphill
Legal Owner: Bramalea Centers, Inc. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Zoning Variance and Petition for Special Hearing for that property located at the northeast corner of Goucher Boulevard and Putty Hill Road in Towson. The property is known as Towson Marketplace Shopping Center.

Within the Petition for Variance, the property owner seeks relief from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 0 ft. setback for parking spaces from an existing road right-of-way in lieu of the required 10 ft.

As to the Petition for Special Hearing, approval of an amended site plan is requested. This property was the subject of prior zoning Petitions in case Nos. 74-143-R, 77-230-XA and 79-125-X.

The property was posted and the matter scheduled for the requisite public hearing. Appearing at the hearing was James Hemphill, Lessee of a small portion of the site which is the subject of this hearing. Also appearing was Kathleen McLaren and Rose Pishalski of Bromalea Centers, Inc., the owners of the shopping center. Paul Lee, the engineer who prepared the site plan, marked as Petitioner's Exhibit No. 1, also appeared. The Petitioner was represented by Francis X. Borgerding, Jr., Esquire. Appearing as an interested person/Protestant was Robert S. Stefan of the Towson Estates Community Association.

Mr. Lee testified and presented the site plan. That plan shows that the site is 43.12 acres in area and is split-zoned, B.M., B.L.-CCC and D.R.5.5. As noted above, the site is a substantially sized tract which is improved with a number of retail/commercial uses collectively known as the Towson Marketplace (Endowment Mall). Among the uses on site is a Montgomery Ward store, a Best Retail store, a Martin's Catering hall and a United States Post Office. The property was the subject of a zoning case No. 74-143-R in 1974. At that time, a rezoning of a portion of the property was approved for the Martin's Catering business. Subsequently, under case No. 77-230-XA, a parking variance for a portion of the property near Joppa Road was granted. Later, under case No. 79-125-X, a special exception for a service garage in the Montgomery Wards facility was approved. A site plan detailing the relief requested was submitted in all of these cases.

As Mr. Lee noted, the shopping center has been in existence for over 30 years. Mr. Hemphill operates an outdoor garden center on the southeast corner of the property. Mr. Lee also noted that the special hearing is needed to amend the site plan and show Mr. Hemphill's business. He proposes to construct a small office building at that location. Also, it was noted during the preparation of the amended site plan that a variance from Section 409.8.A.4 of the B.C.Z.R. is required. As the site plan shows, several of the parking spaces which serve the businesses in the center are located immediately adjacent to the right of way line of Putty Hill Road. Clearly, the variance is necessary only to legitimize an existing situation. That is, there are no proposed changes to the parking lot. Further, the existing lot appears to satisfactorily accommodate the parking needs of the Center.

Also testifying was James Hemphill, the owner of the garden center facility. He noted that his business is operated on a seasonal basis. He

sells, flowers, bushes and similar items. There are no power tools or heavy machinery sold from the site. As noted above, he proposes to construct a small office building which will total approximately 100 sq. ft. in area. This will be a permanent building to facilitate the garden center sales.

Also testifying was Mr. Stefan from the Towson Estates Community Association. He referenced the Declaration and Agreement document which was offered as Petitioner's Exhibit No. 2. This document is recorded among the Land Records of Baltimore County and reflects a number of restrictive covenants and agreements reached between the owners of the shopping center and the surrounding community associations. It is to be noted that the proposed relief which is sought in the instant case does not violate any of these restrictive covenants or easements. Mr. Stefan's appearance at the hearing was to ensure that the provisions of that document were not violated. He does not object, per se, to Mr. Hemphill's business and the relief which is necessary for that business to continue.

As to the Petition for Special Hearing, I am persuaded that same should be granted. The testimony and evidence offered was uncontradicted that an amendment to the site plan is both warranted and appropriate. Clearly, there will be no detrimental effect to the surrounding locale if the site plan is amended as shown. In fact, Mr. Hemphill's business provides a valuable service to the residential communities located near this locale. Certainly, there will be no adverse effect upon those communities pursuant to the standards set forth in Section 502.1 of the B.C.Z.R.

As to the zoning variance, I am likewise convinced that same should be granted. The testimony offered by the Petitioner was that the variance is necessary to legitimize an existing situation. Clearly, if the property owner was forced to reconfigure its parking lot to comply with the setback

to the right-of-way distance regulation, a description of the parking scheme would result. This constitutes practical difficulty upon the Petitioner and his property which justifies the variance. As noted above, the uncontradicted testimony and evidence presented was sufficient to justify a finding that the provisions of Section 307 of the B.C.Z.R. were met. For the foregoing reasons, I shall grant the relief requested.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of June, 1993 that a Petition for Variance from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 0 ft. setback for parking spaces from existing right of way, in lieu of the required 10 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a Petition for Special Hearing to amend the site plan in case Nos. 74-143-R, 77-230-XA and 79-125-X, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein.

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

-4-

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 23, 1993

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Case No. 93-360-SPHA
Petitions for Special Hearing and Variance
James Hemphill, Contract Purchaser/Lessee, Petitioner
Bramalea Centers, Inc., Legal Owner

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

encl.
cc: James Hemphill
cc: Kathi Z. McLaren, Manager, Bramalea Centers, Inc.
cc: Mr. Robert S. Stefan, The Towson Estates Community Assn.



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at Northeast corner of Goucher Blvd. and Putty Hill Road

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 307 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve to amend the site plan

Case # 74-143 R
77-230 XA
79-125 X

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
James Hemphill
2220 Larchmont Drive
Fallston, Maryland 21047

Attorney for Petitioner:
Francis X. Borgerding, Jr.
409 Washington Ave., Ste. 600
Towson, MD 21204 296-6820

Legal Owner:
Bramalea Centers, Inc.
By: Kathi Z. McLaren, Manager
2220 Larchmont Drive
Fallston, Maryland 21047

Francis X. Borgerding, Jr.
409 Washington Ave., Ste. 600
Towson, MD 21204 296-6820

ESTIMATED LENGTH OF HEARING: 1 hr.
REVIEWED BY: DATE: 4/16/93



Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at Northeast corner of Goucher Blvd. and Putty Hill Road

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.8.A.4 of the BCZR to permit a 0' setback for parking spaces from existing road r/w in lieu of required 10' (a variance of 10')

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1) Shape and configuration of the property; and
2) Such other and further reasons to be presented at the hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
James Hemphill
2220 Larchmont Drive
Fallston, Maryland 21047

Attorney for Petitioner:
Francis X. Borgerding, Jr.
409 Washington Ave., Ste. 600
Towson, MD 21204 296-6820

Legal Owner:
Bramalea Centers, Inc.
By: Kathi Z. McLaren, Manager
2220 Larchmont Drive
Fallston, Maryland 21047

Francis X. Borgerding, Jr.
409 Washington Ave., Ste. 600
Towson, MD 21204 296-6820

ESTIMATED LENGTH OF HEARING: 1 hr.
REVIEWED BY: DATE: 4/16/93

Paul Lee P.E.

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
410-251-5361

DESCRIPTION

TOWSON MARKET PLACE
NE CORNER GOUCHER BOULEVARD & PUTTY HILL ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Goucher Boulevard, said point also being located northwesterly 120' ± from the center of Putty Hill Road, thence binding on the east side of Goucher Boulevard,
(1) North 04°19'10" West 279.68' and by a curve to the left
(2) R = 1965.00', L = 132.50', and
(3) North 07°22'07" East 95.98'; thence leaving said east side of Goucher Boulevard and binding along the west boundary of said property and along a portion of the east side of Prince Road, (4) North 23°38'33" East 1153.33', and (5) North 68°36'24" East 33.18' to intersect the south side of Joppa Road; thence binding on the south side of Joppa Road the eight following courses and distances:

- (6) South 64°56'08" East 148.69'
- (7) South 50°41'08" East 36.53'
- (8) South 64°56'08" East 338.58'
- (9) North 25°03'52" East 9.00'
- (10) South 64°56'08" East 301.19' and by a curve to the left
- (11) R = 4062.49', L = 19.99'
- (12) South 51°41'51" East 37.79' and by a curve to the left
- (13) R = 4071.49', L = 344.34'; thence leaving said south side of Joppa Road, (14) South 13°56'50" West 1132.47' to the north side of Putty Hill Road, thence binding on the north side of Putty Hill Road by a curve to the left (15) R = 1637.00', L = 434.40', and (16) South 85°40'50" West 93.96', and (17) North 04°19'10" West 10.00', and (18) South 85°40'50" West 294.00', and (19) North 56°28'50" West 14.00', and (20) South 66°59'10" West 58.00', and (21) South 85°40'50" West 346.36', thence (22) North 49°19'10" West 106.07' to the point of beginning.

Containing 43.120 acres ±.
Engineers - Surveyors - Site Planners

3/5/93

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 5/1/93
Posted for: Special Hearing & Variance
Petitioner: Bramalea Centers, Inc. & James Hemphill
Location of property: Towson Market Place - Corner of Rte. 40 & Rte. 108
Location of signs: Facing road along Rte. 40 & Rte. 108
Remarks: _____
Posted by: [Signature] Date of return: 5/1/93
Number of signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/29, 1993

THE JEFFERSONIAN,

S. Zake
Publisher

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 4/15/93
Contract Purchaser: James Hemphill
Legal Owner: Bramalea Centers, Inc.
020 - Var. _____ \$ 250.00
040 - Sp. Hearing _____ \$ 250.00
080 - 2 signs (35 per) - \$ 70.00
Total \$ 570.00
Please Make Check Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:

Case No.: _____ Item No.: 371
Petitioner: James Hemphill
LOCATION: Towson Market Place / Northeast corner of Goucher Blvd and Putty Hill Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: James Hemphill
ADDRESS: 2230 Larchmont Drive
Fallston, MD 21047
PHONE NUMBER: Attorney - Francis Borgerding
for Hemphill 246-6820

Al: ggs
(Revised 3/29/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-360-SPHA (Item 371)
Towson Market Place
Corner of S Goucher Boulevard, N/S Putty Hill Road
9th Election District - 4th Councilmanic
Legal Owner(s): Bramalea Centers, Inc.
Contract Purchaser(s): James Hemphill
HEARING: THURSDAY, MAY 27, 1993 at 10:30 a.m. in Room 106, Office Building.

Special Hearing to amend the site plan in cases 874-143-B, 877-220-B, and 878-125-B.
Variance to permit a zero foot setback for parking spaces from existing road right-of-way an line of the required 10 feet.

Arnold Jablon
Director

cc:

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 20, 1993

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue STE 600
Towson, MD 21204

RE: Case No. 93-360-SPHA, Item No. 371
Petitioner: Bramalea Centers, Inc.
Petition for Special Hearing and Variance

Dear Mr. Borgerding:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April, 16, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-20-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 371 (Case 93-360-SPHA)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
303-7868 Baltimore Metro - 865-6481 D.C. Metro - 1-800-422-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21205-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 6, 1993

SUBJECT: Towson Market Place

INFORMATION:

Item Number: 371
Petitioner: Bramalea Centers, Inc.
Property Size: _____
Zoning: B.M., B.L.-C.C.C. and D.R. 5.5
Requested Action: _____
Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a Special Hearing to amend the site plan as approved in previous zoning hearings, Case Nos. 74-14B, 77-220B, 78-125B and a Variance to permit a 0' setback for parking spaces from an existing road right-of-way in lieu of the required 10'.

It appears the request is to legalize an existing parking bay along Putty Hill Road. The 0' setback Variance is not undesirable for a small parking bay provided it is consistent with the landscaping area required by Section 409.8.A.1 and the Landscape Manual. An amended landscape plan should be submitted to Avery Harden.

The outdoor sales area for Hemphill's appears to also be part of the request for the amended site plan. Clarify if this is a seasonal use or a year round use.

Prepared by: Jeffrey M. Long

Division Chief: Carol L. Lewis

PK/JL:lw

371.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

Date: April 29, 1993

FROM: Captain Jerry Pfeifer
Fire Department

SUBJECT: Comments for 05/03/93 Meeting

Item 361	No Comments
Item 362	No Comments
Item 363	No Comments
Item 364	No Comments
Item 365	No Comments
Item 366	No Comments
Item 367	No Comments
Item 368	No Comments
Item 369	No Comments
Item 370	Fire Hydrants are required on site. State law requires townhouses, where permit is issued after 07/01/92, to be sprinklered.
Item 371	No Comments
Item 372	No Comments
Item 373	Existing exits shall be maintained to a public way.

RECEIVED

APR 30 1993

ZADM

CPS-008

5/27/93
J
5008-93
HK

TO _____ Zoning Advisory Committee _____ Date _____ May 26, 1993
 _____ Captain Jerry Pfeifer
 FROM _____ Fire Department _____

 SUBJECT _____ Comments for 06/01/93 Meeting _____

Item 371	No Comments	93-360-SP44 - Blamie
Item 406	No Comments	5/97 hiring
Item 407	No Comments	
Item 408	No Comments	
Item 409	No Comments	
Item 410	Building shall be built in accordance with the 1991 Life Safety Code.	
Item 411	No Comments	
Item 412	No Comments	
Item 413	No Comments	
Item 415	If the building the canopy is attached to is sprinklered and the area under the canopy is to be used for storage, then the canopy would have to be sprinklered.	

JP/dmc

RECEIVED
MAY 27 1993
ZADM

CPS-008

RESOLVED: That at the December meeting of the
Towson Estates Association held on Tues., Dec. 8th,
1992, it was decided by the Association that responsibility for review
and action on all zoning matters for the period Dec. 9th, 1992 to Sept. 30, 1993
be placed in the (Board of Directors) & (Zoning Committee) consisting of
the following members: Pres.-Martha H. Clarke
Vice Pres.- Carl Kent
Secretary- Dan Hays
Treasurer- Robert Stefan
(Members at large- Janet Hebbel
and Board of Tom King
Governors) Sally Wessner

AS WITNESS OUR HANDS AND SEAL THIS 1st day of Feb-1993

19 93.

ATTEST: Towson Estates ASSOCIATION, Inc.

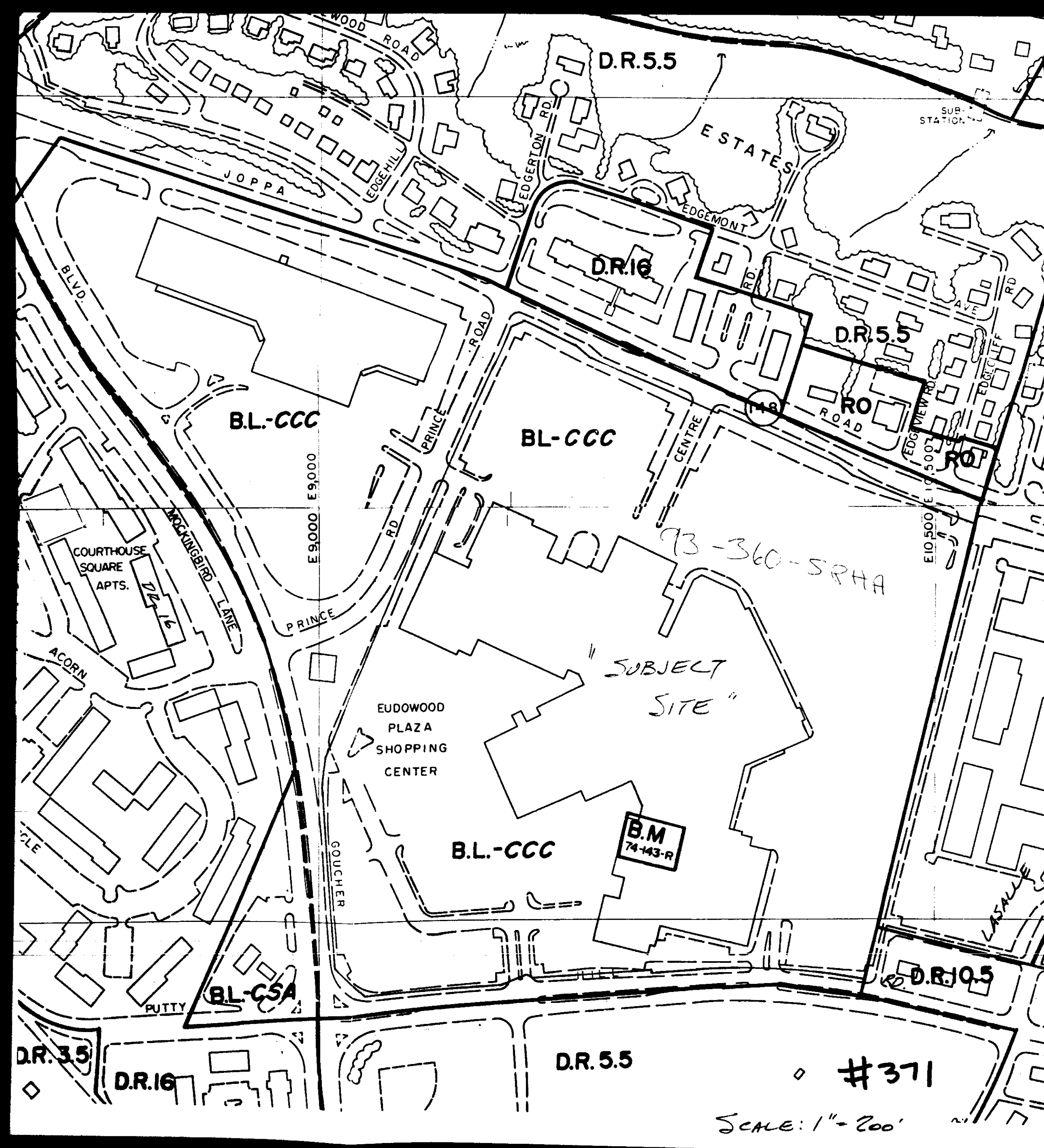
Daniel J. Jago Martha H. Clarke
Secretary President

STATE OF MARYLAND, COUNTY OF BALTIMORE

I hereby certify that on the First of February, 1993, before me, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Daniel Hays and Martha H. Clarke and made affirmation in due form of law that the matters and facts set forth above are true.

As witness, my hand and notarial seal.

Notary Public Patricia F. Frame
My Commission expires 9/1/96



CITIZEN SIGN-IN SHEET

NAME _____

ADDRESS

Robert S Stefan
11 Edgecliff Rd
Towson, MD 21286

PETITIONER(S) SIGN-IN SHEET

NAME _____

ADDRESS

Paul Lee
Jim & Mary Beth
Dorothy & the boys
Joe & Barbara

**PETITIONER'S
EXHIBIT NO.** 2

NH/06-12-89
0087u

LIBER 8 2 4 4 PAGE 0 5 9

DECLARATION AND AGREEMENT

THIS DECLARATION AND AGREEMENT (this "Agreement") is made, this 3rd day of August, 1989, by and among "BRAMALEA LIMITED, an Ontario, Canada corporation ("Declarant"), and TOMSON ESTATES ASSOCIATION, INC., ASSOCIATES OF LOCH RAVEN VILLAGE, INC., KNETTISHALL, FELLOWSHIP FOREST, CAMPUS HILLS and CROMWELL VALLEY COMMUNITY ASSOCIATIONS (collectively, "the Associations").

RECITALS

A. Declarant is the owner of 43.12 acres of land, more or less, situate and lying in the Ninth Election District of Baltimore County, Maryland, bounded on the north by Joppa Road, on the east by an existing office park, on the South by Putty Hill Road, and on the West by Goucher Boulevard and Prince Road, all as more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"). The Property is developed with a retail shopping center commonly known as Towson Marketplace (the "Shopping Center").

B. The Associations are the representatives of their respective community groups, the members of which groups are the owners of residential real property located in Towson Estates, Loch Raven Village, Knettishall Fellowship Forest, Campus Hills, and Cromwell Valley residential communities located in the vicinity of the Shopping Center.

C. The zoning classification applicable to a portion of the Property is Business, Local-Commercial, Community Core ("BL-CCC"), as shown on the 1984 Baltimore County Comprehensive Zoning Maps, said portion being

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE DATE 8-9-89

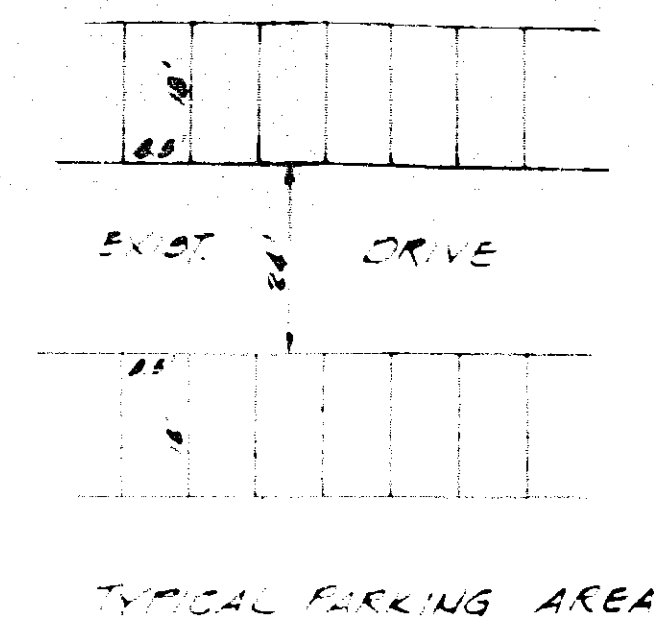
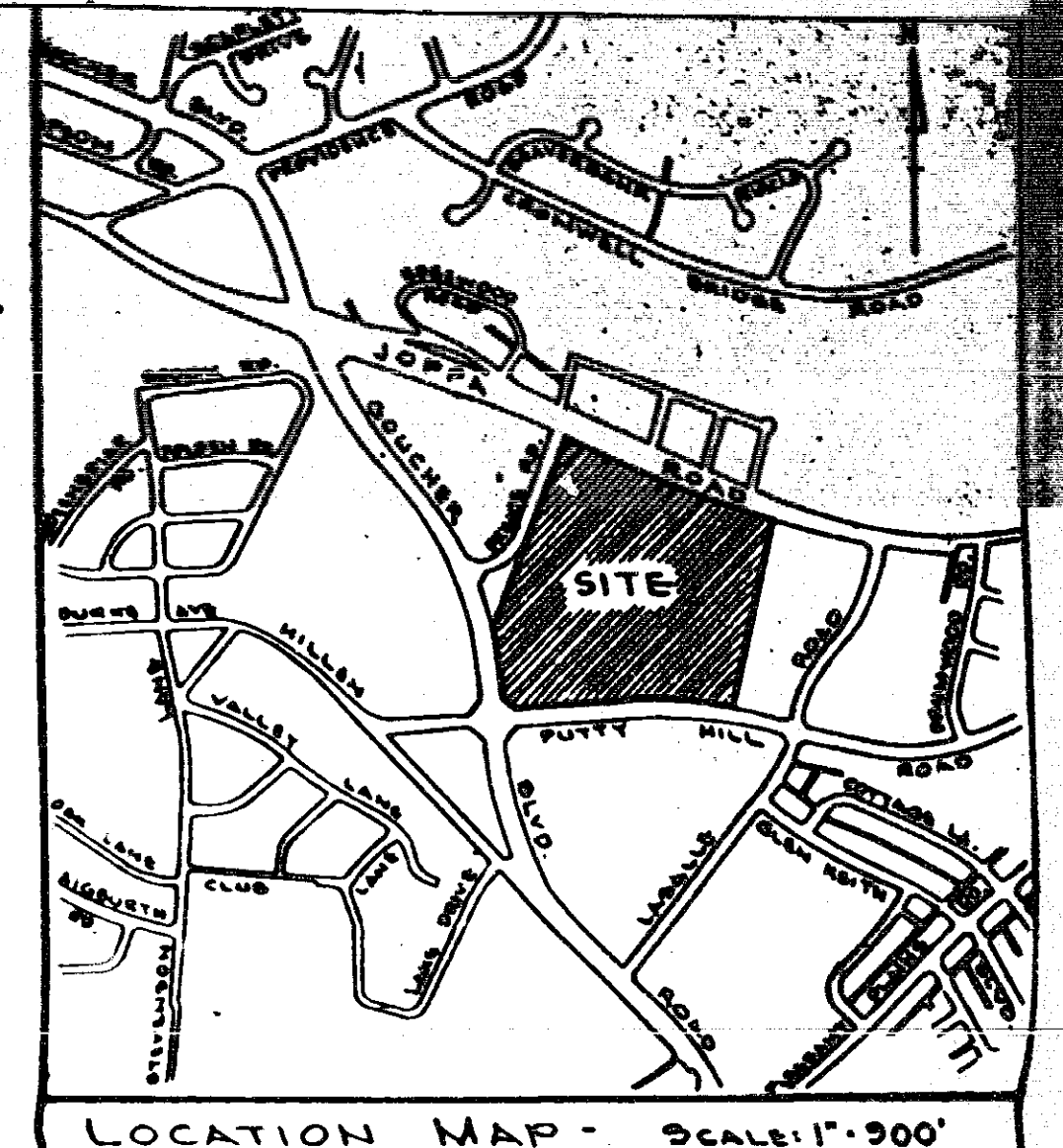
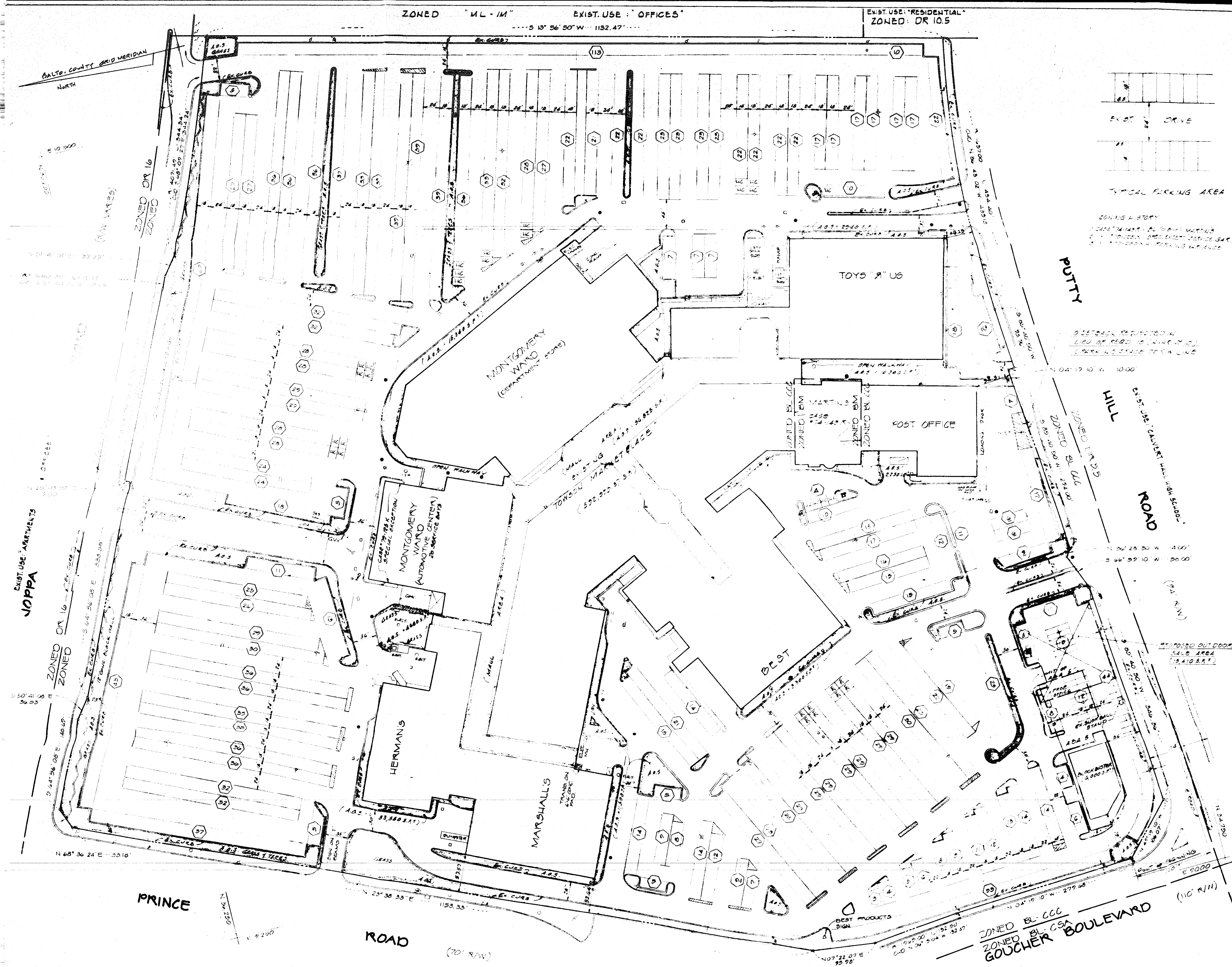
RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation

for Baltimore County
A. B. 8-9-8

TRANSFER TAX NOT REQUIRED

BALTIMORE

For Jay Bungoa
Date 8-9-89 Exp 11-25 DE



ZONING HISTORY
 1. DATE 11/14/87 - PL. 1000000000
 2. 11/14/87 - PL. 1000000000
 3. 11/14/87 - PL. 1000000000

- GENERAL NOTES**
1. AREA OF PROPERTY: 1.41 AC. (30,840 S.F.)
 2. EXISTING ZONING OF PROPERTY: PL. 1000000000
 3. EXISTING USE OF PROPERTY: PARKING LOT
 4. PROPOSED ZONING OF PROPERTY: ZONED DR 9.5
 5. PROPOSED USE OF PROPERTY: SHOPPING CENTER
 6. REQUIRED OFF-SETBACKS: 10' (SEE PLAN)
 7. SETBACK REQUIRED IN LIEU OF REQUIRED OFF-SETBACKS: 10' (SEE PLAN)
 8. NUMBER OF PARKING SPACES: 100 (SEE PLAN)
 9. EXISTING PARKING SPACES: 100 (SEE PLAN)
 10. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 11. NUMBER OF PARKING SPACES: 100 (SEE PLAN)
 12. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 13. EXISTING PARKING SPACES: 100 (SEE PLAN)
 14. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 15. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 16. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 17. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 18. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 19. PROPOSED PARKING SPACES: 100 (SEE PLAN)
 20. PROPOSED PARKING SPACES: 100 (SEE PLAN)

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING & VARIANCE
TOWSON MARKETPLACE
 (BUDDWOOD MALL)
 N.E. COR. GOUCHER BLVD & PUTTY HILL RD
 ELECT. DIST. 9C4
 SCALE: 1"=50'
 BALTIMORE CO., MD
 MAY 10, 1995
 MAY 10, 1995 REV

PETITIONER'S EXHIBIT NO. 1

PAUL LEE ENGINEERING, INC.
 304 N. PENNSYLVANIA AVE.
 TOWSON, MARYLAND 21204